

## ***DISTRICT II ADVISORY BOARD***

### **Minutes –December 3, 2001**

The District II Advisory Board meeting was held at 7 p.m. at the Rockwell Branch Library, 5939 E. 9<sup>th</sup> Street North.

#### **Members Present**

David Babich  
Martha Bruce Fair  
Charlotte Foster  
Larry Frutiger  
John Fuller  
Tim Goodpasture  
Joe Johnson  
Mike Jones  
Mike Pompeo  
Kathy Wegner

#### **Members Absent**

Kevin Bright\*  
Michele Chauncey  
Shirley Jefferson  
Vice-Mayor Pisciotte

#### **Guests**

Robert Kaplan  
George Laham  
John Mohr  
Shirley Mohr  
Max Weddle

#### **City of Wichita Staff**

Lt. Bradley Crisp, WFD  
Donna Goltry, MAPD  
Marvin Krout, MAPD  
Donte Martin, CMO  
Jamsheed Mehta, MAPD

**1<sup>st</sup> Chair Pro Tem Mike Pompeo** called the meeting to order at 7:05p.m.

**Mike Jones (Foster)** moved the agenda be approved as submitted. The motion passed (9-0).

**Mike Jones (Bruce Fair)** moved the minutes of the October 1, 2001 DAB meeting be approved as submitted. The motion passed (9-0).

No items were submitted for the public agenda, unfinished business agenda, board agenda, or the traffic agenda.

### **NEW BUSINESS**

1. **Creation of an Improvement District for a waterline along 127<sup>th</sup> St. East**

**Donte Martin**, CMO, presented this petition for the creation of an improvement district for a waterline along 127th St. East, south of Harry. A petition representing 92.5% of the improvement district area has been submitted in support of the project.

The estimated project cost is \$155,000, with \$62,000 paid by the Wichita water utility and \$93,000 assessed to the improvement district. The proposed method of assessment is the fractional basis. The estimated assessment to each platted lot on the west side of 127th Street East is \$4,230. These costs do not include financing costs and connection fees. The connection fees cannot be spread over 15 years as special assessments.

Residents in the area, Shirley and John Mohr, expressed their opposition to being included in the improvement district. They are currently utilizing well water and would like to continue. They are also concerned with being required to pay for both lots that they own, although one of the lots is undeveloped.

**David Babich (Bruce Fair)** move to recommend approval of the improvement district as amended to only include those property owners having signed the petition supporting creation of the improvement district. The motion passed (9-0).

**Action Taken: Approved the request as amended.**

## 2. **Year 2000 International Fire Codes**

**Lt. Bradley Crisp**, WFD, presented the Year 2000 International Fire Codes that are being proposed for adoption by the City Council. The City's current fire code is a model fire code called the Uniform Fire Code (UFC), 1997 Edition. Until the year 2000, the UFC was one of three different model fire codes available nationwide.

For the most part, all jurisdictions with a fire code have used one of the three national model fire codes as the basis for their local fire code. Each of the three national model fire code groups has always published, revised and updated model codes on three-year cycles, and in years past, Wichita has generally reviewed, locally amended, and adopted the updated Uniform Fire Code on the three-year national update cycle. This helps assure that Wichita is using the most current codes.

However, in the current three-year cycle (year 2000 publication), the three national model code groups have joined to publish a single model fire code and it the International Fire Code (IFC). The three national model fire code groups started working on this project several years prior to the first three-year model code cycle for each group – 1997.

Generally speaking, the idea of a single, national model fire code has been supported by most fire protection agencies. The State of Kansas Fire Marshal's Office is currently working to adopt the 2000

International Fire Code. Working under the umbrella of a single fire code will provide consistency and greater efficiency throughout our jurisdiction.

With regard to review of the 2000 edition of the International Fire Code, fire department personnel reviewed the contents of the code and amended the code to suit the needs of our community. The International Building Code (IBC) was also reviewed and prepared for adoption. Review committees with representation from the structural engineering, architectural, building supply, building construction, local buildings associations, fire department officials and regional building official were assembled to conduct the review of the IBC.

The IBC Committee met 16 times between July 2000 and March 2001 to review and make recommendations on the IBC and proposed local amendments. Other guests were invited to many of these meetings to provide additional expertise and input.

Presentations and discussion of the 2000 IRC and IBC, with recommendations for amendments as developed by the review committees, were made to the Board of Code Standards and Appeals (BCSA) at their February, March, April and May 2001 meetings. Public comment was received during the March, April and May meetings for BCSA consideration. In addition, on February 28, 2001, an advertised public hearing was held in the City Hall Board Room to provide a presentation/overview of the proposed building code amendment packages, and to hear public comment and answer questions.

The BCSA recommended adoption of the 2000 IBC with proposed local amendments at its May, 2001 meeting.

Many of the amendments proposed in the 2000 IFC tie directly into the 2000 IBC. In other words, the IFC was modeled to work in concert with the IBC. Issues not addressed in the IFC but would directly impact life safety of our citizens was added to the code. Wichita Fire Department staff has prepared the proposed adopting ordinances. The City of Wichita's Law Department completed its review of the proposed adopting ordinances in September 2001.

**Action Taken: Received and filed.**

## **PLANNING AGENDA**

### **3. 2001-00008 & CUP2001-00004 DP-62 Amendment #7**

**Donna Goltry**, MAPD, presented this zone change to "LC" Limited Commercial and amendment to DP-62 Chelsea Station C.U.P. to create Parcel 13 for commercial use. The site proposed for the zone change is generally located near the northwest corner of Rockhill and Rock Road.

**Goltry** described the request and responded to questions. Ms. Goltry explained that MAPD staff recommended approval of the proposed zone change and amendment to the CUP.

**Bob Kaplan**, attorney for the applicant, discussed the development plan and explained the specifics of the request. Mr. Kaplan also responded to the citizens and DAB members' inquiries.

**George Laham**, speaking on behalf of Vantage Point Properties, Wilson Estates, and Bradley Fair, presented concerns with the proposed zone change. These concerns were: 1) economic fairness; 2) the quality of any new development in the area; 3) potential for decreasing traffic safety; and 4) how the access management plan recommended by MAPD staff affects adjacent properties.

The DAB Members recommended approval of the MAPD staff recommendation with amendment to condition 13 of the staff report, as well as the requirement that the design for cross lot traffic be included in the CUP. Condition 13 should be amended to require use of building materials consistent in quality with those materials found in Bradley Fair.

**The DAB members voted 9-0, Babich (Bruce Fair), to recommended approval of the proposed zone change with amendments to the staff recommendation.**

**Action Taken: Approved the request.**

With no further business the meeting adjourned at 9:45.

Submitted by,

Donte Martin  
Neighborhood Assistant, District II